

martin-thornton.com

01484 508000



**Ledgard Bridge Mill, Ledgard Wharf
Mirfield,**

**Offers in the region of
£70,000**

UNEXPECTEDLY RE OFFERED

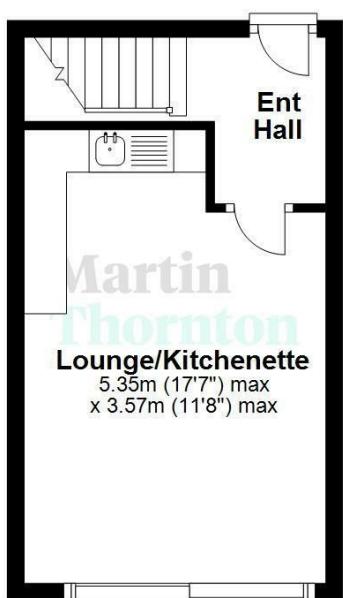
Accessed via an entry phone system is the communal entrance hallway which retains the original architecture of the former working mill. The apartment is in a highly accessible location for amenities within this popular village and would be a good commuting base for access to the M62, mid-way between Leeds and Manchester. There is an entrance hallway to the actual apartment along with an open plan living kitchen with integrated appliances and patio doors. From the hallway, steps lead up to the first floor large double bedroom with a Juliette-style balcony and adjoining en suite. The apartment has gas-fired central heating and sealed unit double glazing. There is an on site gym and the property would suit a variety of purchasers be it first time buyers, down sizers/lock-up and leave or those looking for an investment opportunity (with the property having achieved £525 per calendar month).

Ledgard Bridge Mill, Ledgard Wharf Mirfield,

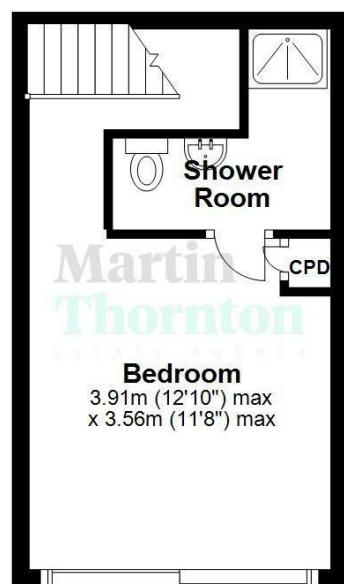
Floorplan



Ground Floor



First Floor



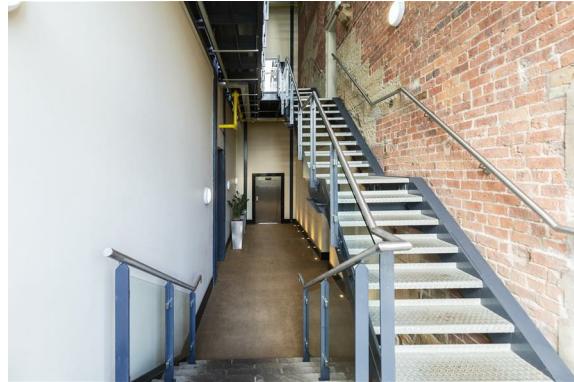
This floor plan is intended to give a general indication of the proposed floor layout only. Dimensions should not be used for carpets, flooring, appliance spaces or items of furniture fixed or free standing.

Plan produced using PlanUp.



Entrance Hallway

A communal entrance door with a video entry phone system gives access to the communal entrance hallway. The apartment is located on the ground floor and an internal door gives access into the apartment itself. The hallway to the apartment has a telephone entry system and a staircase leading to the bedroom. There is laminate flooring that continues through into the living/dining kitchen. There is also ceiling downlighting and a radiator.



Living/Dining Kitchen

This is a particularly light and bright open plan space. The kitchen area has contemporary units to high and low levels with working surfaces and matching upstands. There is a sunken stainless steel sink with a mixer tap and an adjoining grooved draining area. Integrated appliances include an electric hob with a canopy-style filter hood above, a combination AEG oven and a washer. There is a floor-to-ceiling glazed door with matching side screen that leads out onto the decked seating area. The room has plenty of space for freestanding furniture and can accommodate a dining/bistro table. Concealed in this room is the boiler for the gas-fired central heating system. There is a continuation of the flooring from the hallway and a radiator.



Ledgard Bridge Mill, Ledgard Wharf Mirfield,

Details



Bedroom

From the hallway, the staircase leads up to the large double bedroom which enjoys a pleasant open aspect. There is full-width glazing including a tilt & slide door along with a Juliette-style balcony. The room can accommodate a good amount of fitted or freestanding furniture and enjoys a very pleasant open aspect. There is a radiator and this room has its own en suite.



En Suite Shower Room

This room has a good-sized shower cubicle with a sliding glazed door, a tiled interior and a Mira shower. There is a wall-mounted hand basin and a low-level WC with a concealed cistern. The walls and floor are tiled, there is an extractor fan and an upright chrome ladder-style radiator.



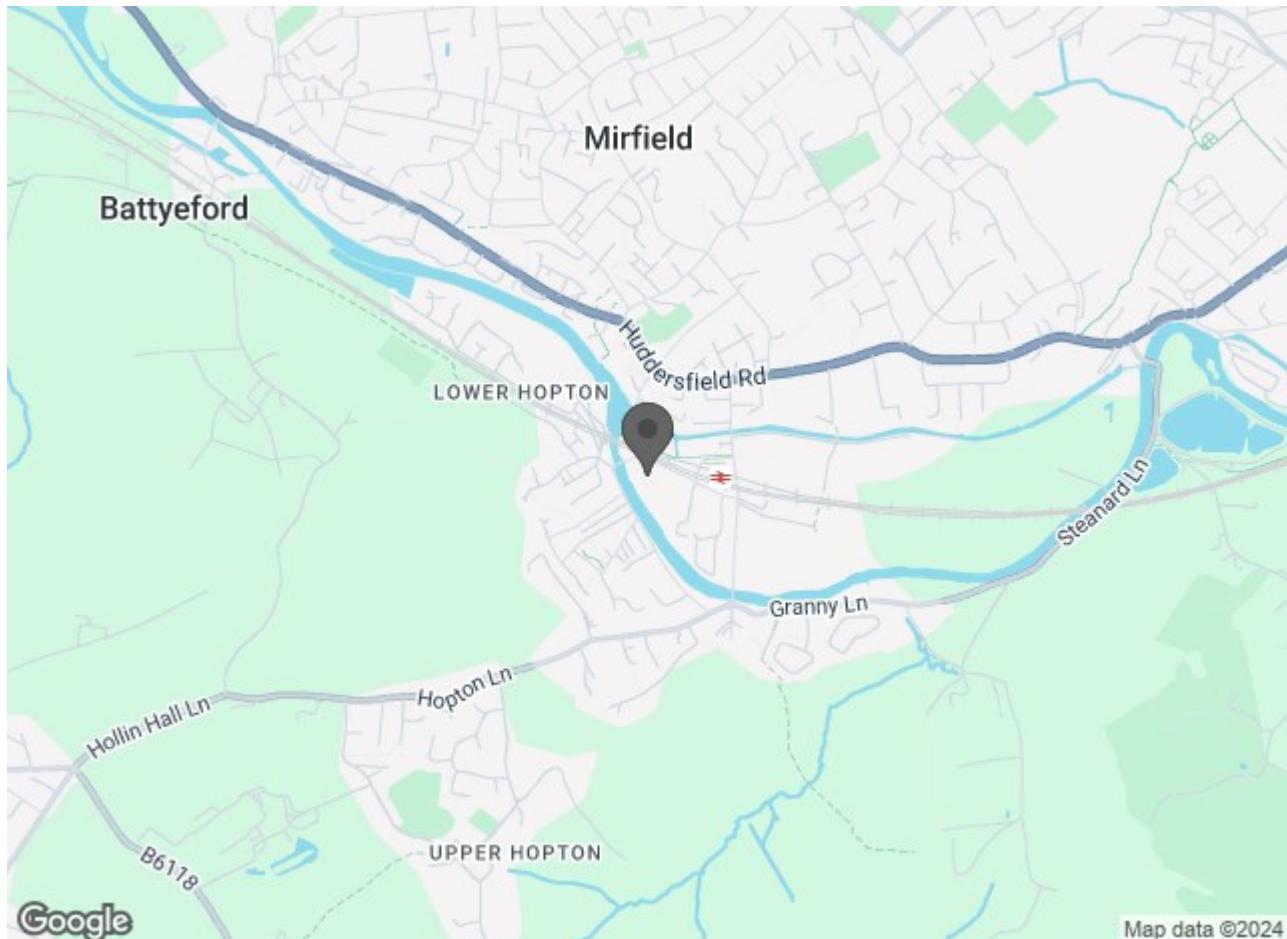
External Details

There is an allocated parking space.



Ledgard Bridge Mill, Ledgard Wharf Mirfield,

Directions



Martin
Thornton
ESTATE AGENTS

martin-thornton.com
01484 508000